CITY OF HUNTINGTON PARK

Oversight Board Agenda Report

August 13, 2014

Honorable Chair and Members of the Oversight Board
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Members of the Oversight Board to the Successor Agency of the Community Development Commission of the City of Huntington Park:

AUTHORIZE THE SUCCESSOR AGENCY TO AMEND A PROFESSIONAL SERVICES AGREEMENT WITH GEOSYNTEC, TO REVISE THEIR SCOPE OF WORK TO INCLUDE THE INSTALLATION OF FOUR GROUNDWATER WELLS AND MONITORING OF THE WELLS AT THE SOUTHLAND STEEL PROPERTY.

IT IS RECOMMENDED THAT THE OVERSIGHT BOARD:

1. Authorize the Successor Agency to amend a Professional Services Agreement with Geosyntec Consultants in revise their scope of work to include the installation and monitoring of groundwater wells at the Southland Steel Site.

2. Authorize the Executive Director of the Successor Agency to execute the amendment to the Professional Services Agreement in a form approved by Successor Agency and Oversight Board Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Successor Agency (Agency) is working with the Department of Toxic Substances Control (DTSC) to remediate the Southland Steel property. The Agency determined that remediating the site will enhance the resale value of the property, which in turn will benefit the community and the affected taxing agencies. On August 5, 2015, the DTSC approved the Agency's Response Plan for public review and comment. The Plan outlines methods for remediation of the soil, soil vapor and groundwater. The following summarizes this cleanup plan:

- ***Soil:*** Excavation and off-site disposal of lead, arsenic, cadmium, pesticides and other metals at 8 areas to 2 to 5 feet

- ***Soil vapor:*** of the 8 areas, 3 areas will require additional soil removal with high concentrations of VOCs at 5 to 10 feet

- ***Groundwater:*** installation of 4 additional groundwater wells and two rounds of samples of groundwater from new and existing wells, over a three month period. If groundwater remedy is required based on the sample results, the selected remedy is in-situ treatment by dechlorination.

Soil remediation is anticipated to take between three to four weeks. However, investigation and remediation of groundwater is expected to take at least three months. In order to expedite the cleanup and subsequent sale of the land, it is recommended that the Board authorize the Agency to begin groundwater investigations and authorize an amendment to the agreement with Geosyntec to allow for the installation of 4 groundwater wells, which would include two rounds of sampling and analysis of groundwater conditions over a three-month period. A Professional Services Agreement with Geosyntec has been previously approved by the Successor Agency and Oversight Board for an amount of $76,581 to provide construction management engineering services. Because time is of the essence, it is recommended that the contract with Geosyntec be amended to allow for the installation of groundwater wells and sampling.

The installation and sampling of groundwater wells does not require formal bidding. The work for soil excavation/remediation will be bid out separately in accordance with the City's procurement process for public works construction projects. It is anticipated that the Agency will recommend approval of a contractor to conduct soil remediation work in early September.

FISCAL IMPACT/FINANCING

The additional work for groundwater investigations is for a total not-to-exceed amount of $134,000. These expenses will be paid from a $1,000,000 loan/grant from the Department of Toxic Substances Control.

CONTRACTING PROCESS

Geosyntec received three quotes from qualified drillers for the work and will subcontract with the lowest qualified driller and oversee their work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 5, 2005, the CDC entered into an agreement the DTSC under the California Land Reuse & Revitalization Act (CLRRA) program to facilitate and oversee cleanup of the property. One major benefit of the CLRRA statute is that it provides immunity upon completing remediation to the current property owner

from further environmental liability. Moreover, once cleanup has been approved by DTSC, this immunity can the assigned or transferred to subsequent owners of the property.

CONCLUSION

Upon approval by Successor Agency and Oversight Board, the Executive Director will sign the amendment and authorize the consultant to begin work.

Respectfully submitted,

JULIO MORALES
Interim City Manager/Executive Director to the Successor Agency

Attachment: Proposal for Installation of Groundwater Wells and Sampling

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PROPOSAL

GROUNDWATER MONITOIRNG WELL INSTALLOTION, SAMPLING AND REPORTING
FORMER SOUTHLAND STEEL FACILITY
CITY OF HUNTINGTON PARK, CALIFORNIA

(7 August 2014)

1. INTRODUCTION

This proposal contains the proposed scope of work, cost estimate, and schedule for Geosyntec Consultants (Geosyntec) to provide Environmental Consulting, Well Installation, Groundwater Monitoring Well Sampling, and Reporting to the City of Huntington Park, California (herein after referred to as the City or City) for the former Southland Steel Facility (Site). **This proposal was prepared by Geosyntec pursuant to a telephone request on 5 August 2014 from Ms. Fernanda Palacios, Mr. Manny Acosta, and Mr. Julio Morales from the City and our Mr. Ken Fredianelli.** The proposed scope, budget, and schedule for the work are presented below in Sections 2, 3, and 4, respectively.

2. SCOPE OF WORK

2.1 General

It is our understanding the City intends to sell the four parcels of properties collectively referred to as the Former Southland Steel Facility located on Alameda Street. To facilitate the sale of these properties, the City has voluntarily moved forward with the investigation and characterization of the Site, and development and submittal of a Response Plan (RP) under the 2006 California Land Reuse and Revitalization Act (CLRRA) agreement between the Successor Agency to the Community Development

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Commission of the City of Huntington Park ("Commission") and State of California Department of Toxics Substances Control (DTSC). The RP was submitted to the DTSC in May 2012 and approved. The RP was not implemented at that time due to funding constraints. The City has revised the RP in 2014 (ECO, 2014) and submitted to DTSC for approval, and intend to execute the remedy for the Site, and obtain a no further action determination and release of environmental responsibility from DTSC. As part of the remedy four (4) additional groundwater monitoring wells are proposed to be installed at the Site. This proposal covers the scope of work and estimated cost to accomplish this work.

Geosyntec has broken the work down into five tasks as follows:

Task 1: Pre-Field Activities and Permitting. Review the existing Final Draft of the RP prepared by Eco & Associates, dated March 14, 2014. Review Appendix C of the RP for proposed groundwater monitoring well installation methods and locations and develop scope of work and contract with selected driller. Coordinate with sub contractors and secure well construction permit from Los Angeles County Department of Health Services.

Task 2: Drilling, Well Installation and Development Field Work. Based upon the DTSC approved RP drill, install, develop four (4) groundwater monitoring wells at the Site. The well design and drilling implementation details are included in Appendix C of the RP (ECO, 2014).

Task 3: Well Sampling Activities. The newly installed groundwater monitoring wells and four existing wells will be sampled immediately following well development and three months following well development for the chemical compounds identified in Appendix C Section 5.1.2 of the RP (ECO, 2014).

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Task 4: Well Installation Completion Technical Memorandum. Draft a Well Installation Completion Technical memorandum for submittal to the DTSC after completion of the installation and two groundwater sampling events.

Each of these tasks is described below.

2.2 Task 1: Pre-Field Activities and Permitting

Upon execution of a contract and receipt of a notice-to-proceed, Geosyntec will commence coordinating with subcontractors that will include geophysical locator service, drilling contractor, waste transportation and disposal contractor, and licensed land surveyor.

Geosyntec will prepare and file a groundwater monitoring well installation permit with the Los Angeles County Department of Environmental Health – Drinking Water Program (LACDEH) for approval prior to mobilization of the field equipment.

The following assumptions are made by Geosyntec and are applicable to Task 1:

a. Geosyntec will follow the DTSC approved RP Appendix C (ECO, 2014) for the groundwater monitoring well design and locations.
b. Assume LACDEH well permit approval within 10 working days from date of submittal.

2.3 Task 2: Drilling, Well Installation and Development Field Work

After the completion of the permitting in Task 1, Geosyntec will retain and mobilize subcontractors to the Site to clear, drill, install, develop and survey the new groundwater monitoring wells. The work will follow the recommendations of the DTSC approved RP Appendix C (ECO, 2014). Geosyntec proposes to utilize BC2 for drilling services.

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Under this task Geosyntec will implement the following work:

a. Clear four locations with geophysical locating equipment for potential subsurface utility conflicts.

b. Drill with a hollow stem auger (HSA) rig and install four new groundwater monitoring wells to the total drill depth of approximately 160 feet. The well casing in the new wells will consist of 4-inch, Schedule 80 PVC casing from 0 to 130 feet and 0.01-inch slot PVC screen from 130 to 150 feet depth. Soil samples will be collected at 5 foot intervals for lithologic logging purpose only and logged in accordance with the Unified Soil Classification System (USCS) by a geologist under the supervision of a California Professional Geologist. Ten of the soil samples will be selected for laboratory analysis for VOCs in accordance with EPA Method 8260B. A minimum of 24 hours after well completion the new wells will be developed. Following well development the new well locations will be surveyed by a licensed land surveyor.

c. Monitoring Well Sampling and Laboratory Analysis - Geosyntec will provide a cost estimate for groundwater sample collection and laboratory testing per sampling event. The lab testing program will be assumed to be consistent with historical sampling events.

2.4 Task 3: Well Sampling Activities

Geosyntec will sample the newly installed four (4) groundwater monitoring wells and four (4) existing wells a minimum of 72 hours following well development and three months following well development for the chemical compounds identified in Appendix C Section 5.1.2 of the RP (ECO, 2014).

The groundwater well sampling protocol will follow the standard three casing volume purge method. As described in the RP Appendix C Section 4.6.3.2., during purging, field parameters (pH, temperature, electrical conductivity, oxidation-reduction potential,

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dissolved oxygen, and turbidity) will be collected and recorded on sampling logs. Samples will be collected after the parameters have stabilized, indicating that representative formation water is entering the well.

The groundwater samples will be collected in laboratory supplied preserved sample container and analyzed for the following compounds:

- VOCs EPA Method 8260B
- Title 22 metals using EPA Method 6010B & 7471B
- Hexavalent Chromium using EPA Method 7196A
- Perchlorate using EPA Method 314

Groundwater samples will be analyzed on a standard 5 day turn-around-time.

It is anticipated the groundwater sampling will take 1 business days per sampling event and one additional day to dispose purge water drums for a total of three (3) field days.

2.5 Task 4: Well Installation Completion Technical Memorandum

Under this task Geosyntec will prepare a Well Installation Completion Technical memorandum (TM). The well installation activities within the Site will be documented in this TM. The Draft TM will be submitted to City for one round of review. Following integration of City comments the Draft TM will be submitted to DTSC review and approval. It is anticipated the development of the TM, City review, subsequent revision, and submittal to the DTSC will take approximately 4 weeks following the completion of the second groundwater sampling event.

The TM will include a summary of the permitting, drilling, installation, development, survey and groundwater sampling activities and results, figures, and tables. Soil and purge water disposal manifests will be included as an appendix to the TM.

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3. COST ESTIMATE

Geosyntec proposes to provide the services to perform the scope of work described in Section 2 in accordance with the Professional Services Agreement Geosyntec has executed with the Successor Agency of the City of Huntington Park (Agreement) on a time and materials (T&M), not-to-exceed basis. Geosyntec obtained competitive quotes from three qualified firms we often utilize for drilling. The lowest cost provider was selected for this proposal. **Geosyntec's total not-to-exceed cost estimate for the scope presented in this proposal is $134,000**, as shown in Table 1, below. Table 1 presents the Geosyntec estimated all-inclusive cost, broken down by Task. Geosyntec's applicable rates are as shown in the Agreement. Geosyntec assumes the work falls under the jurisdiction of the Davis Bacon Act, therefore prevailing wages will apply.

Task 1	Task 2	Task 3	Task 4
Pre-Field and Permitting Activities	Drilling, Well Installation and Development Field Work	Well Sampling Activities	Well Installation and Sampling Tech Memo Preparation
$4,700	$95,100	$20,100	$14,100

Table 1
Geosyntec Estimated Cost Breakdown

The cost estimate in Table 1 is based on the specific assumptions listed in this proposal and includes the following schedule:

- 1.5 day of coordination and permit application submittal;
- 3 weeks for well installation and development activities;
- 1 day for first groundwater sampling event;
- 2 days for second groundwater sampling event and purge water removal (note there is a 3 months delay between events);
- 4 weeks for the Draft TM preparation;
- 1 week for incorporating City comments in Draft TM for DTSC submittal; and

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- 1 week for finalizing TM with DTSC comments.

The budget will not be exceeded without approval by the City. Should the actual field conditions or the assumptions listed herein differ from those anticipated, Geosyntec will notify the City for corresponding modifications to the scope, budget and schedule of this task order.

The estimated cost is determined by the scope of work and duration. The scope of work as discussed with the City and described herein, and the following assumptions are the basis of the cost estimate:

- Geosyntec will utilize local staffing from our Southern California offices to perform the field work.
- Field work will be performed Monday through Friday, 8 hours onsite and 2 hours travel time for a total of 10 hours per day.
- Fixed laboratory water sample results are assumed to be provided on a 5-day turnaround time.
- This proposal assumes kick-off meeting will not be required.
- Prevailing Wage requirements (Davis Bacon Act) are applicable to activities in this proposal.
- Geosyntec is not responsible for delays due to inclement weather conditions during field work and subcontractor availability.

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4. SCHEDULE

The estimated duration of this project is approximately **21 weeks** starting the commencement of Task 1 and ending with the submittal of the Final TM to the DTSC. Based on the selection date, the schedule is as follows:

Task 1	1 week
Task 2	3 weeks
Task 3 (includes 3 month gap between events)	13 weeks
Task 4	5 weeks

Geosyntec is prepared to commence work immediately upon execution of a contract and receipt of a notice-to-proceed from the City.

The actual overall duration will be dependent upon several variables some of which are outside of Geosyntec's control. Duration of document review periods and comments by the City and DTSC, DTSC approval of the TM, and performance of the contractor are examples of variables that are not entirely controllable by Geosyntec. Assumptions made by Geosyntec for this proposal are presented in Section 3, Cost Estimate, and within the task descriptions of the scope of work presented in Section 2 of this proposal.

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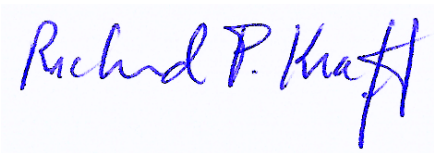
5. Conclusion

Geosyntec appreciates the opportunity to submit this proposal to the City of Huntington Park. Should the City have any question regarding this proposal please contact the undersigned at (714) 969-0800.



Richard Kraft, PG, CEG, CHg
Principal

Ken Fredianelli
Manager of Construction Services